



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
JULY 18, 2019
9:00 A.M.**

Staff Present:

Loen Garrick, Administrative assistant
Christina Chaney, Administrative Assistant
Morgan Dunn, Administrative Assistant
Katrina Jordan, Administrative Services Supervisor
Crystal Green-Griffith, Administrative Assistant
Stacey Ramsey, Administrative Assistant
Porshia Williams, Code Compliance Manager
Rhonda Hasan, Assistant City Attorney
Wanda Acquavella, Code Compliance Officer
Stephanie Bass, Code Compliance Officer
Steven Bisch, Code Compliance Officer
Dick Eaton, Code Compliance Supervisor
Bovary Exantus, Code Compliance Officer
James Fetter, Code Compliance Officer
Manuel Garcia, Code Compliance Officer
Linda Holloway, Senior Code Compliance Officer
Patrice Jolly, Code Compliance Officer
Roberta Jones, Code Compliance Officer
Captain Robert Kisarewich, Fire Inspector
Dorian Koloian, Code Compliance Officer
Vaughn Malakius, Code Compliance Officer
Paulette Perryman, Code Compliance Officer
Stephanie Philogene, Code Compliance Officer
Wilson Quintero Jr., Code Compliance Officer
Mary Rich, Senior Code Compliance Officer
Will Snyder, Code Compliance Officer
Hector Suarez, Code Compliance Officer
John Suarez, Code Compliance Officer
Lois Turowski, Code Compliance Officer
Irma Westbrook, Code Compliance Supervisor
Gail Williams, Code Compliance Officer

Respondents and witnesses

CE19042445: Lloydell Brown, owner
CE18121427: James Musters, owner
CE19042480: Benigno Garcia, representative
CE18121192: Kevin Eutsey, owner
CE18031446: Lucille Sapp, owner; Calvin Sapp, owner
CE19032032: Richard Bachan, owner; Bhagwanta Bachan, owner
CE18111415: Eugene Mobley, tenant
CE18110841: Craig Engle, owner
CE18110719: Jason Melachrinoudis, owner
CE19031957: Deannia Mathis, owner
CE19021090: Ryan Vatalaro, attorney
CE17061840: Courtney Crush, attorney
CE17100474: Gregg Pagliarillo, president; Chad Brocata, attorney
CE19010864: Alan Monette, general contractor
CE19031987: Prunella Mills, owner
CE19061453: Chantal Farinas, property manager
CE18121806: Yaqqor Thaller, owner
CE19031994: Sylvia Sutherland, owner
CE19020417: Nehemya Sapr, property manager
CE18111851: Adrian Sargeant, property manager
CE18101623: Dael Sidney, property manager
CE19040569: Walter Rios, owner
CE19012217: Matthew Letourneau, owner
CE19030770; CE19032230; CE19032232; CE19032235: Angel Garcia, property manager
CE19010438: Benny Dehr, property manager
CE19060927; CE19060932: John Halliday, owner
CE19010609: Betty Lou Pierre, owner; Trisha Pierce, owner; Nathaniel Brown, owner
CE19011359: Imogene Farquharson, owner
CE19042438: Roland Jeanty, owner
CE19050264: Louis Vildor, owner
CE18111912: Tamika Slack, owner
CE19060911: Tony Mertile, owner
CE19030078: Rosa Katia, owner
CE19020635: Sharon Schey, general manager; Laverick Lester
CE19032196: Pamela Adams, owner
CE19030931: Anthony Thompson, owner
CE19041069: Laritza Fornet, owner
CE18121830: Molly King, owner; Kenneth King, owner's son
CE19020203: Michael Fontalvo, attorney
CE19020062: Gregory Calliste, owner
CE19042153: David Williams, owner
CE18042090: James Alexandre, owner; Oriol Floreal, owner
CE18100648: Claudia Gill, consultant

Special Magistrate Hearing

July 18, 2019

Page 3

CE19041769; CE19041770: Santos Alvarez, owner
CE18100175: Kerry Williams, owner
CE18031045: Barbara Edwards, owner
CE19031360: Elizabeth Raysor, owner
CE19020947: Richard Weit, owner
CE19051305: Lionel Ortiz, owner
CE18110575: David Zwick, owner; Bradly Echevarria, permit company representative
CE19030639: Rebecca Yates, property manager
CE19051292: Quisha Ferguson, owner
CE19040268: William Smith, power of attorney
CE18061621: Luis Caro, owner
CE18120174: James Barron, power of attorney
CE19020401: Yaron Kathein, attorney
CE19031202: Muarem Arllai, owner; Andy Arllai, owner's son
CE19030556: Jarret Williams, attorney
CE18111460: Leon Yosleidy, owner
CE19031974: Juan Ugalde, owner
CE18101379: Kurt Hilbarth, attorney
CE19020531: Renee Chelchouski, property manager
CE18072153: Thomas Runyan, attorney; Julia Dye, owner; Philip Acworth, owner's son
CE18101559: Jeffrey Green, attorney
CE19050822: David Cone, owner
CE19041989: Tania Mendez, owner
CE19011796: Trevor Shaw, owner; Beulah Shaw, owner
CE19020723: Rodolfo Zazzini, owner; Ernest Rathgeb, realtor
CE19060838; CE19040679: David Loucks, owner

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:00 A.M.

Case: CE19061453

615 N ANDREWS AVE
WISDOM VILLAGE CROSSING LP

Service was via posting at the property on 7/2/19 and at City Hall on 7/5/19.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
F-111.1.3

THE SMOKE CONTROL SYSTEM HAS NOT BEEN CERTIFIED ANNUALLY
BY A BROWARD COUNTY LICENSED TEST AND BALANCE COMPANY.

Captain Kisarewich recommended ordering compliance within 91 days or a fine of \$100 per day.

Chantal Farinas, property manager, agreed.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$100 per day.

The following two cases were heard together:

Case: CE19060927

918 NW 8 AVE
HFH 918 LLC

Service was via posting at the property on 6/25/19 and at City Hall on 7/5/19.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
F-103.2.5

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

Captain Kisarewich recommended ordering compliance within 28 days or a fine of \$100 per day.

John Halliday, owner, agreed.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day.

Case: CE19060932

918 NW 8 AVE #B
HFH 918 LLC

Service was via posting at the property on 6/25/19 and at City Hall on 7/5/19.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
F-103.2.5

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

Captain Kisarewich recommended ordering compliance within 28 days or a fine of \$100 per day.

John Halliday, owner, agreed.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day.

Case: CE19020635

1300 N FEDERAL HWY

GRIECO MOTORS LLC METRO MOTORS VENTURES INC.

This case was first heard on 3/7/19 to comply by 5/16/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,900 and the City was requesting no fine be imposed.

Captain Robert Kisarewich, Fire Inspector, said the new fire alarm system had been a great expense and recommended no fine be imposed.

Sharon Schey, general manager, agreed.

Judge Purdy imposed no fine.

Case: CE18120174

Request for extension

2222 INTRACOASTAL DR

SWARZAK, ANTHONY SWARZAK, ELIZABETH

This case was first heard on 2/21/19 to comply by 4/25/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,700 fine, which would continue to accrue until the property was in compliance.

Stephanie Bass, Code Compliance Officer, said the permit application was awaiting pickup for corrections.

James Barron, power of attorney, said the Army Corps of Engineers, was in the process of clarifying setbacks and they must await that decision to revise the permit application.

Judge Purdy granted a 49-day extension, during which time no fines would accrue.

Case: CE19032196

1402 NW 2 ST

MOHOMES LLC

Service was via posting at the property on 7/3/19 and at City Hall on 7/5/19.

Mary Rich, Senior Code Compliance Officer, testified to the following violation(s):
9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED AS REQUIRED. THE CHAIN LINKED FENCE HAS MISSING PARTS AND AREAS THAT HAVE BEEN CUT AND REMOVED.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

Officer Rich presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Pamela Adams, owner, said the fence had been installed and the overgrowth cut back. They still needed to put down sod in the swale.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE19030639

1762 N FEDERAL HWY

BAL HARBOUR SQUARE LLC

Service was via posting at the property on 6/10/19 and at City Hall on 7/5/19.

John Suarez, Senior Code Compliance Officer, testified to the following violation(s):
47-19.5.D.5.

THIS IS A B-1 BOULEVARD BUSINESS ZONED PROPERTY. THERE IS A BUFFER WALL THAT IS IN DISREPAIR BY THE DUMPSTER ADJACENT TO PANERA BREAD.

Officer Suarez presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$100 per day.

Rebecca Yates, property manager, agreed.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$100 per day.

Case: CE19020531

2845 NE 9 ST
LE CLUB INTL CONDO ASSN INC.

This case was first heard on 3/7/19 to comply by 5/16/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,600 and the City was requesting no fine be imposed.

Captain Robert Kisarewich, Fire Inspector, said the costs of compliance had been considerable and recommended no fines be imposed.

Renee Chelchouski, property manager, agreed.

Judge Purdy imposed no fine.

Case: CE19031987

600 SW 29 AV
MILLS, PRUNELLA

Service was via posting at the property on 6/21/19 and at City Hall on 7/5/19.

Roberta Jones, Code Compliance Officer, testified to the following violation(s):
9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN
A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD
AND MISSING GROUND COVER.

Complied:

9-313.(a)
9-280(h)(1)
9-306

Officer Jones presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day.

Prunella Mills, owner, agreed.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day.

Case: CE19011359

1028 NW 12 ST
FARQUHARSON, IMOGENE

Service was via posting at the property on 6/19/19 and at City Hall on 7/5/19.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):
9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN
A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD
AND MISSING GROUND COVER.

Complied:
18-12(a)
9-280(b)

Officer Holloway presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day.

Imogene Farquharson, owner, said she did not live in the City and someone else was supposed to be taking care of the property.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day.

Case: CE18031045

Ordered to re-appear

1632 NW 11 ST
EDWARDS, LARCELOUS JR & BARBARA

This case was first heard on 9/6/18 to comply by 10/25/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$8,700 fine, which would continue to accrue until the property was in compliance.

Mary Rich, Senior Code Compliance Officer, said the work was in progress and recommended a 91-day extension.

Barbara Edwards, owner, said they had replaced the wall and repaired the fence, so they just needed to put down sod and paint the structure.

Judge Purdy granted a 91-day extension, during which time no fines would accrue.

Case: CE18121192

127 AVENUE OF THE ARTS
SATOR INVESTMENTS LLC

This case was first heard on 3/21/19 to comply by 5/30/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$14,400 fine, which would continue to accrue until the property was in compliance.

Will Snyder, Code Compliance Officer, said the property was not in compliance and recommended imposition of the fines.

Kevin Eutsey, owner, said they were about to begin construction, and this would address some of the violations. He requested time to complete construction.

Officer Snyder said there had been no activity to address the chain link fence or the overgrowth and debris on the property. Mr. Eutsey said the property was mowed once per month. He stated someone had cut a hole in the fence and was dumping on the property. Officer Snyder showed photos from two days prior showing the property in the same condition as when the property was cited.

Judge Purdy imposed the \$14,400 fine, which would continue to accrue until the violations were corrected.

Case: CE18121830

1437 NW 10 PL

KING, MOLLY PEARL

Service was via posting at the property on 6/19/19 and at City Hall on 7/5/19.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):
9-304(b)

THE PARKING FACILITIES OF THIS PROPERTY ARE NOT MAINTAINED IN A GOOD CONDITION. THE GRAVEL DRIVEWAY IS WORN AND THERE ARE AREAS WITH DIRT SHOWING AND GRASS GROWING THROUGH IT.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Complied:

9-306

Officer Holloway presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Molly King, owner, said she was not able to do the work.

Kenneth King, the owner's son, said he would help his mother address the violations.

Judge Purdy found in favor of the City and ordered compliance within 49 days or a fine of \$25 per day, per violation.

Case: CE19042438

1032 NW 9 AVE
JEANTY, ROLAND

Service was via posting at the property on 6/25/19 and at City Hall on 7/5/19.

Steven Bisch, Code Compliance Officer, testified to the following violation(s):
47-21.11.A.

THERE ARE AREAS OF MISSING GROUND COVER ON THIS PROPERTY.

9-304(b)

THERE IS A VEHICLE PARKED ON THE GRASS.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.
STRUCTURAL PARTS INCLUDING BUT NOT LIMITED TO FASCIA AND A
LARGE SIGN HAVE STAINS, MISSING AND PEELING PAINT.

Complied:

18-12(a)

47-20.20.H.

Officer Bisch presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Roland Jeanty, owner, agreed.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE18110841

Request for extension

312 NE 17 AV
BRICHE, GREGORY H ENGEL, CRAIG D

This case was first heard on 3/21/19 to comply by 6/20/19. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$2,700.

Paulette Perryman, Code Compliance Officer, said the owner was working to comply and recommended a 63- day extension.

Craig Engle, owner, said he was waiting for the permit.

Judge Purdy granted a 63-day extension, during which time no fines would accrue.

Case: CE18072153

3105 SW 14 ST
DYE, JULIA D

This case was first heard on 2/7/19 to comply by 5/9/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,450 fine, which would continue to accrue until the property was in compliance.

James Fetter, Code Compliance Officer, recommended imposition of the fine.

Thomas Runyan, attorney, said the owner was trying to manually remove the pool because she could not afford to hire a contractor. Mr. Runyan was in the process of obtaining a demolition permit and seeking assistance from the City and corporate partners to help pay for the demolition. Mr. Runyan requested an extension from the original comply-by date to remove the accrued fines.

Officer Fetter suggested 91 days to allow Mr. Runyan to explore ways to address the issue.

Judge Purdy granted a 91-day extension, during which time no fines would accrue.

Case: CE19060911

1209 NW 2 ST
MERTILE, TONY

Service was via posting at the property on 6/25/19 and at City Hall on 7/5/19.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
NFPA 1:13.6.4.3.2.1

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND
TAGGED BY A CERTIFIED PERSON/COMPANY WITHIN THE PAST 12
MONTHS.

Captain Kisarewich recommended ordering compliance within 28 days or a fine of \$100 per day.

Tony Mertile, owner, said his property manager was on maternity leave and acknowledged he needed to address this.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day.

Case: CE19061458

4701 NE 21 AVE
4701 NE 21ST AVENUE LLC

Service was via posting at the property on 7/1/19 and at City Hall on 7/5/19.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
NFPA 1:13.6.4.3.2.1

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND
TAGGED BY A CERTIFIED PERSON/COMPANY WITHIN THE PAST 12
MONTHS.

Captain Kisarewich recommended ordering compliance within 28 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day.

Case: CE18110575

1735 SE 8 ST
ZWICK, DAVID & LISA

This case was first heard on 3/7/19 to comply by 4/11/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,750 and the City was requesting the full fine be imposed.

Lois Turowski, Code Compliance Officer, recommended reducing the fines to \$810 to cover administrative costs.

David Zwick, owner, said they had been misinformed about what was needed to comply the violation prior to purchasing the property. He stated they had acted as quickly as possible once they knew what needed to be done.

Judge Purdy imposed a fine of \$810 for the time the property was out of compliance.

Case: CE19020417

701 NW 21 TER
MMD PROPERTY INVESTMENTS LLC

This case was first heard on 4/18/19 to comply by 4/28/19 and 5/23/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$15,200 fine, which would continue to accrue until the property was in compliance.

Will Snyder, Code Compliance Officer, said the property was not in compliance and recommended imposition of the fines.

Nehemya Sapr, property manager, said they were the new owners and they had a permit to renovate the property. He requested an extension to complete the work. Officer Snyder said he had discussed what needed to be done and remarked that this was the first time he had spoken with the owner's representative.

Judge Purdy granted a 28-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/15/19 hearing.

Case: CE18100175

1625 SW 30 AVE

WILLIAMS, WILLIAM J & KERRY A

This case was first heard on 2/7/19 to comply by 5/9/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$6,900 fine, which would continue to accrue until the property was in compliance.

James Fetter, Code Compliance Officer, reported the property was not in compliance and recommended imposition of the fines.

Kerry Williams, owner, said they had been fighting foreclosure since 2008. They had a final court date on 10/19 and they did not want to install a roof on a house that they might not own in October. She requested a stay on the fines until their court date.

Judge Purdy imposed the \$6,900 fine, which would continue to accrue until the violations were corrected.

Case: CE17100474

535 HENDRICKS ISLE

BURTON POINT INC.

This case was first heard on 6/21/18 to comply by 6/28/18 and 8/23/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,400 and the City was requesting a \$479 fine be imposed.

Stephanie Bass, Code Compliance Officer, reported the property was now in compliance. She said the owners had worked diligently to comply and recommended reducing the fines to \$479 to cover administrative costs.

Chad Brocata, attorney, and Gregg Pagliarillo, president, agreed.

Judge Purdy imposed a fine of \$479 for the time the property was out of compliance.

Case: CE19012217

808 NE 14 ST
AMD HOLDINGS LLC

Request for extension

This case was first heard on 6/6/19 to comply by 7/4/19. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$2,600.

Matthew Letourneau, owner, said they were installing the windows now and then they needed a final inspection. He requested a 30-day extension.

Judge Purdy granted a 28-day extension, during which time no fines would accrue.

Case: CE18101623

727 NW 6 AVE
723 NW 6TH AVE LLC

This case was first heard on 4/4/19 to comply by 4/25/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,200 and the City was requesting the full fine be imposed.

Roberta Jones, Code Compliance Officer, recommended imposition of the fines.

Dael Sidney, property manager, said they had worked diligently to comply and they had needed paperwork from the State of Florida.

Judge Purdy imposed a fine of \$600 for the time the property was out of compliance.

Case: CE18031446

131 FLORIDA AVE
SAPP, CALVIN & LUCILLE K

This case was first heard on 9/6/18 to comply by 9/16/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,900 and the City was requesting a \$985 fine be imposed.

Linda Holloway, Senior Code Compliance Officer, recommended reducing the fines to \$985 to cover administrative costs.

Calvin Sapp, owner, agreed.

Judge Purdy imposed a fine of \$985 for the time the property was out of compliance.

Case: CE19031202

2615 NE 26 ST
ARLLAI, MUAREM & BESNIKE

Service was via posting at the property on 6/24/19 and at City Hall on 7/5/19.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):
15-281.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION
RENTAL WITH AN EXPIRED CERTIFICATE OF COMPLIANCE.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day.

Muarem Arllai, owner, agreed.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE19020203

1448 SW 10 ST
FEDERAL NATIONAL MORTGAGE ASSN

This case was first heard on 4/18/19 to comply by 5/16/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,550 fine, which would continue to accrue until the property was in compliance.

Gail Williams, Code Compliance Officer, reported the property was not in compliance and recommended imposition of the fines.

Michael Fontalvo, attorney, said they had just taken possession of the property and were ready to address the violation. He requested 35 days.

Judge Purdy granted a 10-day extension, during which time no fines would accrue.

Case: CE19041069

1428 NW 8 AVE
FORNET, LARITZA

Service was via posting at the property on 5/9/19 and at City Hall on 5/23/19.

Stephanie Philogene, Code Compliance Officer, testified to the following violation(s):
18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND

WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS LOCATED IN THE REAR OF THE PROPERTY. THIS IS A REPEAT VIOLATION BASED ON CASE CE17030373, WHICH CAME BEFORE THE SPECIAL MAGISTRATE PURDY ON 8/10/2017 FOR THE SAME VIOLATION, SAME FOLIO AND SAME OWNER. THE SPECIAL MAGISTRATE ENTERED A FINDING OF FACT FOR 18-12(a). THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE AS A REPEAT VIOLATION WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Philogene presented the case file into evidence and stated the property was now in compliance. She recommended imposing a fine of \$50 per day, from 4/12/19 to 5/3/19, for a total of \$1,050.

Laritza Fornet, owner, said she had addressed the problem as soon as she was aware of it. The tenants had needed to disassemble a tent structure and remove debris from the rear yard. Ms. Fornet had then put down sod and installed sprinklers. She noted that this was the first time the back yard had been cited for this violation.

Judge Purdy found in favor of the City and imposed a fine of \$50 per day, from 4/12/19 to 5/3/19, a total of \$1,050.

Case: CE19020401

Administrative Hearing

2448 NW 21 ST

THAKORE, ARUN THAKORE, RINA

24-7(b)

UNLAWFUL ACCUMULATION OF SOLID WASTE (RUBBISH, DEBRIS, BUILDING MATERIALS, LITTER BULK TRASH, ETC.) ON THE PROPERTY AND/OR SWALE CONSTITUTING A PUBLIC NUISANCE.

Wilson Quintero Jr., Code Compliance Officer, testified that the property was posted on 2/5/19. Upon reinspection on 2/7/19 the violation remained and the City removed the trash on 2/8/19. He presented photos of the property into evidence.

Yaron Kathein, attorney, said he had not been aware of the violation until he was notified of the fine; he had received no mailing about it. Judge Purdy explained that no mailing was provided for this type of violation.

Judge Purdy denied the appeal.

Case: CE19031957

331 SW 29 AV

MATHIS, DEANNIA M MATHIS, VICTOR L ET AL.

Service was via posting at the property on 6/19/19 and at City Hall on 7/5/19.

Stephanie Bass, Code Compliance Officer, testified to the following violation(s):
9-308(a)

THE FASCIA AND SOFFIT ARE IN DISREPAIR, ROTTED WITH
DETERIORATED PARTS.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED,
INCLUDING FASCIA, SOFFIT AND BUILDING WALLS.

9-280(b)

THERE ARE BROKEN AND MISSING WINDOW PANES IN THE
FRONT OF THE PROPERTY.

Complied:

18-12(a)

Officer Bass presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Deannia Mathis, owner, said another violation, 9-308(a), was now in compliance. She agreed to address the other two.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

Case: CE18100648

1565 W SUNRISE BLVD

SUNSHINE REAL ESTATE HOLDINGS LLLP

This case was first heard on 12/6/18 to comply by 1/3/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$19,500 fine, which would continue to accrue until the property was in compliance.

Claudia Gill, consultant, requested 60 days to do some landscaping.

Judge Purdy granted a 63-day extension, during which time no fines would accrue.

Case: CE18111912

Request for extension

1100 NW 12 ST

SLACK, KEITHLYN L & TAMIKA

This case was first heard on 6/6/19 to comply by 7/18/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Linda Holloway, Senior Code Compliance Officer, said the owner was requesting a 35-day extension.

Tamika Slack, owner, said they were working on the landscaping and requested 30 days.

Judge Purdy granted a 28-day extension, during which time no fines would accrue.

Case: CE19050822

3600 SW 14 ST
CONE, DAVID G

Service was via posting at the property on 6/20/19 and at City Hall on 7/5/19.

James Fetter, Code Compliance Officer, testified to the following violation(s):
9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED
IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF
DEAD AND MISSING GROUND COVER.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.
THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS,
MISSING AND PEELING PAINT.

Officer Fetter presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

David Cone, owner, agreed.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

Case: CE19031994

660 SW 29 AV
SUTHERLAND, SYLVIA

Service was via posting at the property on 6/26/19 and at City Hall on 7/5/19.

Stephanie Philogene, Code Compliance Officer, testified to the following violation(s):
9-308(b)

THERE IS DEBRIS ON THE ROOF OF THIS PROPERTY CONSISTING
OF SAND BAGS AND BLUE TARPS.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.
THERE ARE AREAS OF THE EXTERIOR WALLS THAT HAVE STAINED
PAINT.

Complied:
9-305(b)
9-304(b)

Officer Philogene presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Sylvia Sutherland, owner, said she was trying to get the insurance to pay for the roof repairs. She presented a letter from her attorney.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$25 per day, per violation.

Case: CE17061840
529 BAYSHORE DR
BAYSHORE CONCEPTS LLC

This case was first heard on 1/18/18 to comply by 3/15/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$41,000 fine, which would continue to accrue until the property was in compliance.

John Suarez, Senior Code Compliance Officer, said a demolition permit had been issued.

Courtney Crush, attorney, requested a two week extension to demolish the dock.

Judge Purdy granted a 14-day extension, during which time no fines would accrue.

Case: CE18101379
2801 NE 33 AVE
ODNO LLC

This case was first heard on 12/6/18 to comply by 1/17/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$15,500 and the City was requesting the full fine be imposed.

John Suarez, Senior Code Compliance Officer, recommended imposition of the fines

Kurt Hilbarth, attorney, said the fines were disproportionate to the egregiousness of the violation. The owner lived overseas, and had conducted communications with the City via mail, which had taken longer than being able to do it electronically. Mr. Hilbarth requested the fines be waived.

Judge Purdy imposed a fine of \$6,200 for the time the property was out of compliance.

Judge Purdy took a brief break.

Case: CE18101559

3400 GALT OCEAN DR
SOUTHPOINT CONDO ASSN INC.

This case was first heard on 4/18/19 to comply by 5/16/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$6,200 fine, which would continue to accrue until the property was in compliance.

Jeffrey Green, attorney, said they were working diligently to comply and said the frame must be custom made. He requested a 98-day extension.

Judge Purdy granted a 98-day extension, during which time no fines would accrue.

Case: CE19021090

351 SW 30 AV
HPA BORROWER 2016-2 LLC

Service was via posting at the property on 6/29/19 and at City Hall on 7/5/19.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):
9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE KITCHEN CABINETS ARE MISSING AND ARE FALLING OFF.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Complied:

9-280(h)(1)

9-308(b)

Withdrawn:

9-279(f)

Officer Koloian presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Ryan Vatalaro, attorney, said the tenant was denying the vendor access to the property to make the repairs and noted the tenants were behind on rent.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

Case: CE19040569

800 NE 17 CT
MRIOS PROPERTY HOLDINGS LLC

Service was via posting at the property on 7/3/19 and at City Hall on 7/5/19.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):
18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA.

47-21.16.A.

THERE IS A DEAD COCONUT TREE ON THIS PROPERTY WHICH THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR WHICH COULD FORESEEABLY CAUSE THE SPREAD OF DISEASE OR INFESTATION TO SURROUNDING PLANT LIFE, IS HEREBY PROHIBITED AND DECLARED TO BE A PUBLIC NUISANCE.

9-304(b)

THE PAVED PARKING IS NOT WELL MAINTAINED. THERE ARE MULTIPLE CRACKS AND POTHOLES IN THE PARKING LOT. THE BLACKTOP SURFACE IS FADED.

9-305(a)

THERE IS VEGETATION ON THIS PROPERTY THAT IS ENCROACHING ON THE PUBLIC RIGHT OF WAY HINDERING VEHICULAR AND/OR PEDESTRIAN MOVEMENT.

9-306

THE EXTERIOR WALLS AND FASCIA ARE NOT BEING MAINTAINED. THERE IS ROTTING WOOD, CHIPPING PAINT ON THE FASCIA. THE EXTERIOR WALLS ARE STAINED, DIRTY AND HAS FADED PAINT.

Withdrawn:

9-280(b)

Officer Exantus presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

Walter Rios, owner, agreed.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day, per violation.

Case: CE18121427

Request for extension

115 FIESTA WY
CHAWORTH-MUSTERS, JAMES P

This case was first heard on 4/18/19 to comply by 6/20/19. Violations and extensions

were as noted in the agenda. The property was not in compliance and fines had accrued to \$675.

Lois Turowski, Code Compliance Officer, said one violation remained.

James Musters, owner, requested 21 days for inspection.

Judge Purdy granted a 21-day extension, during which time no fines would accrue.

Case: CE18110719

323 NE 7 ST
MELACHRINOUDIS, JASON

This case was first heard on 1/17/19 to comply by 2/28/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$17,500 and the City was requesting the full fine be imposed.

John Suarez, Senior Code Compliance Officer, recommended imposition of the fines.

Jason Melachrinoudis, owner, said he had thought he removed the Airbnb listing immediately after the first hearing. He was unaware of the \$250 per day fine. He requested the fine be reduced.

Judge Purdy imposed a fine of \$4,500 for the time the property was out of compliance.

Later in the meeting, Officer Suarez recommended reducing the fines to \$626 to cover administrative costs.

Judge Purdy withdrew his previous ruling and imposed a fine of \$626 for the time the property was out of compliance.

Case: CE19040268

2013 NE 33 AVE
HOWARD, MICHAEL

Service was via posting at the property on 6/10/19 and at City Hall on 7/5/19.

Will Snyder, Code Compliance Officer, testified to the following violation(s):
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS IS A REPEAT VIOLATION. PREVIOUS CASE IS CE16051253. THIS CASE SHALL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE. FINES MAY BE IMPOSED FOR REPEAT VIOLATIONS.

Officer Snyder reported the property was now in compliance and requested a finding of fact that the violation had existed as cited and imposition of a fine of \$14,750 for the period the property was out of compliance, from 4/2/19 to 5/31/19.

William Smith, power of attorney, said he had done what he could to comply and requested leniency.

Judge Purdy found in favor of the City that the violation had existed as cited and imposed a fine of \$6,000 for the period the property was out of compliance.

Case: CE19042445

112 SW 24 AV

BROWN, LLOYD B

Service was via posting at the property on 7/3/19 and at City Hall on 7/5/19.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):
18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS
AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA.

18-4(c)

THERE IS A DERELICT VEHICLE ON THE PROPERTY.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING LIVING GROUND COVER.

9-306

THE EXTERIOR WALLS ARE NOT BEING MAINTAINED. THERE ARE DECORATIVE TILES THAT ARE MISSING AND THE DRIP CAP FASCIA IS STAINED AND DIRTY.

Complied:

9-304(b)

Officer Holloway presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days or a fine of \$25 per day, with 18-4(c) within 35 days or a fine of \$25 per day and with 9-305(b) and 9-306 within 189 days or a fine of \$25 per day, per violation.

Lloydell Brown, owner, said he was retired and had a back problem, so he could not take care of the property himself. He said there was a mediation scheduled on August 9 related to the storm damage.

Judge Purdy found in favor of the City and ordered compliance with 18-12(a) within 10 days or a fine of \$25 per day, with 18-4(c) within 35 days or a fine of \$25 per day and with 9-305(b) and 9-306 within 189 days or a fine of \$25 per day, per violation.

Case: CE19011796

3901 DAVIE BLVD
HEALTHCARE PHARMACEUTICALS FL INC.

Service was via posting at the property on 6/26/19 and at City Hall on 7/5/19.

Mary Rich, Senior Code Compliance Officer, testified to the following violation(s):
18-12(a)

THERE IS GRASS AND WEED OVERGROWTH ON PROPERTY.

47-20.20.H.

THE PARKING LOT IS NOT BEING MAINTAINED. THE SURFACE
MARKINGS ARE MISSING AND NOT VISIBLE.

47-21.9.A.

THE LANDSCAPE IS NOT BEING MAINTAINED ACCORDING TO
LANDSCAPE PERMIT PLANS. THERE ARE MISSING TREES AND PLANTS
ON THE PROPERTY.

Officer Rich presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days or a fine of \$50 per day and with the remaining violations within 91 days or a fine of \$50 per day, per violation.

Trevor Shaw, owner, disagreed with the parking area requirement.

Beulah Shaw, owner, said the parking area was not public and they did not know what they were required to remediate it. She said a neighbor had done the same work and was not required to pull a permit, as they were.

Judge Purdy found in favor of the City and ordered compliance with 18-12(a) within 10 days or a fine of \$50 per day and with the remaining violations within 91 days or a fine of \$50 per day, per violation.

Case: CE19020723

4040 GALT OCEAN DR # 518
ZAZZINI, ANDRES RODOLFO ZAZZINI, MARIA

This case was first heard on 4/4/19 to comply by 5/16/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$13,000 and the City was requesting the full fine be imposed.

John Suarez, Senior Code Compliance Officer, reported the property was in compliance. He recommended imposition of the fines, and noted that administrative costs totaled \$526.

Ernest Rathgeb, realtor, and Rodolfo Zazzini, owner, were present.

Judge Purdy imposed a fine of \$2,026 for the time the property was out of compliance.

Case: CE19010864

535 NE 13 ST

EXPOSITION LLC

Service was via posting at the property on 7/3/19 and at City Hall on 7/5/19.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s): 47-19.5.D.5.

THE BUFFER WALL ON THE PROPERTY IS NOT IN GOOD REPAIR, NOT BEING MAINTAINED OR SECURE. SECTIONS ARE MISSING AND HAVE MOLD AND MILDEW ALONG WITH CHIPPED AND MISSING PAINT.

Complied:

18-12(a)

18-4(c)

9-305(b)

9-306

Officer Exantus presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day.

Alan Monette, general contractor, said the property was being renovated.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day.

Case: CE19030770

Administrative Hearing

821 NW 1 AVE

335 NW 28 ST LLC

24-7(b)

UNLAWFUL ACCUMULATION OF SOLID WASTE (RUBBISH, DEBRIS, BUILDING MATERIALS, LITTER BULK TRASH, ETC.) ON THE PROPERTY AND/OR SWALE CONSTITUTING A PUBLIC NUISANCE.

Wanda Acquavella, Code Compliance Officer, testified that the property was posted on 3/11/19; upon reinspection on 3/13/19 the violation remained and the City removed the trash on 3/14/19. She presented photos of the property.

Angel Garcia, property manager, said they had not been notified of the fine. He said one tenant admitted he was not aware of the bulk trash pickup. Mr. Garcia requested the fine be reduced.

Judge Purdy denied the appeal.

The following two cases for the same owner were heard together:

Case: CE19032230

2730 SW 1 ST

335 NW 28 ST LLC

Service was via posting at the property on 6/29/19 and at City Hall on 7/5/19.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):
9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN
A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD
AND MISSING GROUND COVER.

Complied:

9-304(b)

47-34.1.A.1.

9-306

Officer Koloian presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Angel Garcia, property manager, said he was working with Inspector Koloian on compliance.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

Case: CE19032232

2740 SW 1 ST

335 NW 28 ST LLC

Service was via posting at the property on 6/29/19 and at City Hall on 7/5/19.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):
9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN
A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD
AND MISSING GROUND COVER.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS A BATHROOM WINDOW IN DISREPAIR. THE WINDOW IS NOT SEALED PROPERLY. THE WINDOW IS BEING HELD TOGETHER BY DUCT TAPE.

Complied:

9-304(b)

47-34.1.A.1.

18-4(c)

Officer Koloian presented the case file into evidence and recommended ordering compliance with 9-305(b) within 35 days and with 9-289(b) within 63 days or a fine of \$50 per day, per violation.

Angel Garcia, property manager, said they were replacing the windows through Ygrene and he did not know if 63 days was sufficient.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

Case: CE19020062

1455 SW 10 ST

CALLISTE, GREGORY & DEBORAH L

Service was via posting at the property on 6/25/19 and at City Hall on 7/5/19.

Gail Williams, Code Compliance Officer, testified to the following violation(s):
9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Complied:

9-304(b)

47-34.1.A.1.

9-308(b)

18-12(a)

18-4(c)

Officer Williams presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Gregory Calliste, owner, said water accumulated in this area of the property and he could not maintain ground cover there.

Officer Williams noted that they also used to park on the property in this area.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

Case: CE19042153

1506 NW 13 CT
WILLIAMS, CAROL & DAVID

Service was via posting at the property on 7/3/19 and at City Hall on 7/5/19.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):
9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED
IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF
DEAD AND MISSING GROUND COVER.

9-304(b)

THE BLACKTOP ON THE PAVED DRIVEWAY IS FADED.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.
STRUCTURAL PARTS INCLUDING FASCIA BOARDS ARE ROTTEN AND
ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT
HAVE STAINS, MISSING AND PEELING PAINT.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation.

David Williams, owner, said he had resurfaced the driveway and purchased mulch. He said he was a veteran and his mother was dying, preventing him from focusing on these issues.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$25 per day, per violation.

Case: CE19030556

2637 GULFSTREAM LN
HOLM, MARLYS J

Service was via posting at the property on 6/19/19 and at City Hall on 7/5/19.

James Fetter, Code Compliance Officer, testified to the following violation(s):
9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.
STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN
DISREPAIR. THERE ARE ROTTEN AREAS OF WOOD AND

DISCOLORATION ON THE EXTERIOR WALLS. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT.

Complied:
18-4(c)

Officer Fetter presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$25 per day.

Jarret Williams, attorney, said the owner had tried unsuccessfully to find a contractor for months but was now selling the home. He requested a 120-day extension.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$25 per day.

Case: CE19051305

1711 SW 22 AV
ORTIZ, LIONEL VALENTIN

Service was via posting at the property on 6/7/19 and at City Hall on 7/5/19.

James Fetter, Code Compliance Officer, testified to the following violation(s):
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Officer Fetter presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day.

Lionel Ortiz, owner, said he was unaware of the registration requirement with the City. He stated the vacation rental listing services did not make people aware of the requirements.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE19010609

949 NW 16 TER
BROWN, NATHANIEL
PIERCE, BETTY LOU & PIERCE, TRICIA

This case was first heard on 3/21/19 to comply by 4/11/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,425 fine, which would continue to accrue until the property was in compliance.

Roberta Jones, Code Compliance Officer, reported the property was not in compliance.

Nathaniel Brown, owner, said the property had been in probate for a year and he had needed to hire an attorney. He did not live there and was trying to sell the property. He said he had put sod down but it had died. He requested 30 days.

Judge Purdy granted a 35-day extension, during which time no fines would accrue.

Case: CE19030931

1406 NW 15 TER

THOMPSON, ANTHONY A COLLETTE, JOYCE M

Service was via posting at the property on 6/24/19 and at City Hall on 7/5/19.

Will Snyder, Code Compliance Officer, testified to the following violation(s):
18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA.

47-34.1.A.1.

THERE ARE NON-PERMITTED ITEMS BEING STORED ON THIS PROPERTY. ITEMS INCLUDE, BUT ARE NOT LIMITED TO: TOOLS, PIPE EQUIPMENT, WATER HEATERS AND OTHER MISCELLANEOUS ITEMS. THIS IS A NON-PERMITTED USE ON AN RS-8 ZONED PROPERTY.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT.

9-308(b)

THERE IS TRASH, DEBRIS AND MILDEW STAINS ON THE ROOF OF THIS PROPERTY.

Complied:

9-278(e)

9-280(h)(1)

Officer Snyder presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Anthony Thompson, owner, said he was working on the violations but he was living on a fixed income. He requested more time.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE18111460

2761 SW 2 ST
LEON AMERICA CONSTRUCTION LLC

This case was first heard on 3/7/19 to comply by 5/9/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,250 and the City was requesting a \$690 fine be imposed.

Mary Rich, Senior Code Compliance Officer, confirmed the property was in compliance. She said there had been a language problem with the owner.

Hector Suarez, Code Compliance Officer, interpreted for the owner, Leon Yosleidy, through a neighbor.

Judge Purdy imposed a fine of \$690 for the time the property was out of compliance.

Case: CE19042480

118 SW 24 AV
PROST, ADA M

Service was via posting at the property on 7/3/19 and at City Hall on 7/5/19.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):
9-305(b)

THE LANDSCAPE AT THIS PROPERTY INCLUDING THE SWALE IS NOT
BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE
ARE AREAS OF DEAD AND MISSING LIVING GROUND COVER.

Complied:

18-12(a)

9-313.(a)

Officer Holloway presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day.

Benigno Garcia, representative, agreed.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

Case: CE19051292

1901 NW 5 ST

FERGUSON, QUISHA

Service was via posting at the property on 6/21/19 and at City Hall on 7/5/19.

Mary Rich, Senior Code Compliance Officer, testified to the following violation(s):
18-12(a)

THERE IS GRASS, PLANTS, WEEDS OVERGROWTH, TRASH, RUBBISH, DEBRIS AND LITTER ON THE PROPERTY AND RIGHT OF WAY. THIS IS A REPEAT VIOLATION PREVIOUSLY CITED UNDER CASE CE16030155 ON 6/16/2016. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A REPEAT VIOLATION WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THIS IS A REPEAT VIOLATION PREVIOUSLY CITED UNDER CASE CE16030155 ON 6/16/2016. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A REPEAT VIOLATION WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

9-305(a)

THERE ARE TREE BRANCHES AND PLANT MATERIALS ON THIS PROPERTY THAT IS ENCROACHING ON THE PUBLIC RIGHT OF WAY HINDERING SAFE AND CONVENIENT PEDESTRIAN MOVEMENT. THIS IS A REPEAT VIOLATION PREVIOUSLY CITED UNDER CASE CE16030155 ON 6/16/2016. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A REPEAT VIOLATION WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON PROPERTY AND SWALE AREA. THIS IS A REPEAT VIOLATION PREVIOUSLY CITED UNDER CASE CE16030155 ON 6/16/2016. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A REPEAT VIOLATION WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

9-306

THE EXTERIOR WINDOW SHUTTERS ARE NOT BEING MAINTAINED. THE SHUTTERS ARE STAINED AND MILDEWED AND IN DISREPAIR. THIS IS A REPEAT VIOLATION PREVIOUSLY CITED UNDER CASE CE16030155 ON 6/16/2016. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A REPEAT VIOLATION WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

Officer Rich presented the case file into evidence and recommended imposing retroactive fines of \$50 per day for the following time periods:

18-12(a): 5/17 - 7/17 - \$3,100; 9-280(h)(1): 5/17 - 5/29 - \$600; 9-305(a): 5/17 - 5/29 - \$600; 9-305(b): 5/17 - 7/18 - \$3,150 and continuing to accrue until the property was in compliance; 9-306: 5/17 - 5/29 - \$600.

Quisha Ferguson, owner, said she had been confused about the swale area. She said she had been working hard to comply but needed additional time. She also requested no fines be imposed.

Judge Purdy found in favor of the City and imposed the following fines:

18-12(a): 5/17 - 7/17 - \$3,100; 9-280(h)(1): 5/17 - 5/29 - \$600; 9-305(a): 5/17 - 5/29 - \$600; 9-305(b): 5/17 - 7/18 - \$3,150 and continuing to accrue until the property was in compliance; 9-306: 5/17 - 5/29 - \$600.

Judge Purdy took a brief break.

Case: CE19020947

1649 LAUDERDALE MANOR DR
WEIT, RICHARD C & MELANIE

Service was via posting at the property on 7/3/19 and at City Hall on 7/5/19.

Mary Rich, Senior Code Compliance Officer, testified to the following violation(s):
9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN
IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF
DEAD AND MISSING GROUND COVER.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT
BEING MAINTAINED AS REQUIRED, INCLUDING BUT NOT LIMITED TO
THE GATE IS NOT PROPERLY ATTACHED OR SECURED.

9-304(b)

THERE ARE VEHICLES AND TRAILERS PARKED ON THE GRASS.
GRAVEL OR PAVED DRIVEWAY IS NOT WELL GRADED, DUST AND
WEED FREE.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE OF PERSONAL GOODS AND
MATERIALS SORED IN THE REAR AND SIDE YARD OF THE PROPERTY.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.
STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN
DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE
STAINS, MISSING AND PEELING PAINT.

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA.

Complied:

9-308(b)

9-313.(a)

24-27.(b)

18-4(c)

Officer Rich presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$50 per day, per violation.

Richard Weit, owner, said he had spoken with Irma Westbrook, Code Compliance Supervisor, who agreed to grant 28 days. Supervisor Westbrook said she had agreed to 21 days.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

Case: CE19032032

131 SW 29 AV

BACHAN, BHAGWANTIA GOSINE

Service was via posting at the property on 7/3/19 and at City Hall on 7/5/19.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s): 47-21.16.A.

THERE IS A DEAD TREE STUMP ON THE SWALE OF THIS PROPERTY WHICH THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE, OR WHICH COULD FORESEEABLY CAUSE THE SPREAD OF DISEASE OR INFESTATION TO SURROUNDING PLANT LIFE, IS HEREBY PROHIBITED AND DECLARED TO BE A PUBLIC NUISANCE.

9-305(b)

THE LANDSCAPE ON THE PROPERTY INCLUDING THE SWALE ARE NOT BEING MAINTAINED IN A NEAT HEALTHY WELL KEPT APPEARANCE. THERE ARE BARE AND MISSING AREAS OF GROUND COVER. THIS IS A REPEAT VIOLATION AS PER CASE CE17050323 THAT WAS HEARD BEFORE SPECIAL MAGISTRATE FLYNN ON 6/16/2018. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO IMPOSE A DAILY FINE.

Complied:

25-7(a)

9-304(b)

9-306

9-308(b)

Officer Holloway presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$25 per day, per violation.

Bhagwanta Bachan, owner, said the City had removed the tree, so she believed the City should have removed it to comply with the code. Officer Holloway said she had provided Mr. Bachan with contact information for Public Works, which should be able to inform him about the tree removal, but he had not tried to contact them.

Richard Bachan, owner, said the neighbors had informed him that the City had removed the tree.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day, per violation.

Case: CE19031974

2790 SW 2 ST

JERVES, ALICIA

Service was via posting at the property on 6/10/19 and at City Hall on 7/5/19.

Will Snyder, Code Compliance Officer, testified to the following violation(s):
9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION. PREVIOUS CASE CE17061924. THIS CASE SHALL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE.

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS CE17061924. THIS CASE SHALL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE.

Complied:

47-20.20.H.

Officer Snyder presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Juan Ugalde, owner, said they had put in grass but people parked on the swale at night.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE19060838

5411 NE 16 AV
LOUCKS, DAVID K

Service was via posting at the property on 7/3/19 and at City Hall on 7/5/19.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):
18-11(a)

THE POOL AT THIS OCCUPIED PROPERTY HAS GREEN STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOES AND IS A PUBLIC NUISANCE. THIS IS A REPEAT VIOLATION PER PREVIOUS CASE CE19040661 CITED ON APRIL 8, 2019 AND BROUGHT BEFORE SPECIAL MAGISTRATE PURDY ON MAY 16, 2019. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

Officer Malakius presented the case file into evidence. He reported the violation was now in compliance and requested a finding of fact that the violation had existed as cited.

David Loucks, owner, agreed.

Judge Purdy found in favor of the City that the violation had existed as cited.

Case: CE19040679

5411 NE 16 AV
LOUCKS, DAVID K

This case was first heard on 5/16/19 to comply by 5/26/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$50 and the City was requesting the full fine be imposed.

Vaughn Malakius, Code Compliance Officer, recommended no fine be imposed.

David Loucks, owner, agreed.

Judge Purdy imposed no fine.

Case: CE18061621

2213 SW 5 PL
CARO, LUIS ENRIQUE

This case was first heard on 9/6/18 to comply by 9/20/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,300 and the City was requesting a \$4,000 fine be imposed.

Dorian Koloian, Code Compliance Officer, reported the property was in compliance. She recommended reducing the fines to \$4,000.

Luis Caro, owner, said it had taken time to comply due to his financial situation. He requested the fines be waived or reduced.

Judge Purdy imposed a fine of \$4,000 for the time the property was out of compliance.

Case: CE18121806

620 NW 14 AV
101HOMES REALTY LLC

This case was first heard on 4/18/19 to comply by 5/23/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,750 fine, which would continue to accrue until the property was in compliance.

Will Snyder, Code Compliance Officer, said the violations remained and recommended imposition of the fines.

Yaqqor Thaller, owner, said they had been unable to access the window for the repair until the tenant was evicted. They had repaired the window the previous day.

Judge Purdy imposed the \$2,750 fine, which would continue to accrue until the violations were corrected.

Case: CE19010438

900 NW 17 AVE
KIDAR, DAVID KIDAR, SHAUL % BENNY DEHR

This case was first heard on 3/7/19 to comply by 4/11/19. Violations and extensions

were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$24,250 fine, which would continue to accrue until the property was in compliance.

Benny Dehr, property manager, said he was working on the property and he was almost finished. He wanted clarification about what still needed to be done and Stephanie Bass, Code Compliance Officer, agreed to meet him at the property.

Judge Purdy granted a 28-day extension, during which time no fines would accrue.

Case: CE19050264

1038 NW 9 AVE

DELVA, CHRISTELLE VILDOR, LOUIS-MARIE

Service was via posting at the property on 6/25/19 and at City Hall on 7/5/19.

Steven Bisch, Code Compliance Officer, testified to the following violation(s):
18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY.

47-20.20.H.

THE PARKING LOT AT THIS PROPERTY IS NOT BEING MAINTAINED.
THERE ARE UNSECURED WHEEL STOPS.

47-21.11.A.

THERE ARE AREAS OF MISSING GROUND COVER ON THIS PROPERTY.

47-22.6.F.

47-22.9.

47-34.1.A.1.

Officer Bisch presented the case file into evidence and recommended ordering compliance 18-12(a) within 10 days and the other violations within 35 days or a fine of \$50 per day, per violation.

Louis Vildor, owner, requested more than 35 days for 18-12(a).

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE19030078

1216 NW 3 AV

KATIA, ELENA A

Service was via posting at the property on 6/19/19 and at City Hall on 7/5/19.

Stephanie Philogene, Code Compliance Officer, testified to the following violation(s):
9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN
A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD
AND MISSING GROUND COVER.

Complied:

9-306

9-308(b)

18-12(a)

9-304(b)

Officer Philogene presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$25 per day.

Rosa Katia, owner, said she was trying to evict the tenant because he insisted on parking on the grass. She requested 40-45 days.

Judge Purdy found in favor of the City and ordered compliance within 49 days or a fine of \$25 per day.

Case: CE18042090

1511 NW 12 AV

ALEXANDRE, JAMES H/E MICHEL, EMILAIRE

This case was first heard on 2/7/19 to comply by 2/28/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$10,250 fine, which would continue to accrue until the property was in compliance.

Linda Holloway, Senior Code Compliance Officer, recommended 28-day extension.

Oriol Floreal, owner, agreed.

Judge Purdy granted a 28-day extension, during which time no fines would accrue.

Case: CE19041989

3665 JACKSON BLVD

MENDEZ, TANIA

Service was via posting at the property on 7/3/19 and at City Hall on 7/5/19.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):
9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED
IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF
DEAD AND MISSING GROUND COVER.

Complied:

9-304(b)

9-306

Officer Exantus presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$25 per day.

Tania Mendez, owner, agreed. She thought the City was responsible for some of the issues. Linda Holloway, Senior Code Compliance Officer, explained that the property owner was responsible for the swale.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$25 per day.

Case: CE18111851

719 SE 16 ST
RAMADHAR LLC

This case was first heard on 2/21/19 to comply by 3/3/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$20,400 fine, which would continue to accrue until the property was in compliance.

Lois Turowski, Code Compliance Officer, reported the property was not in compliance and recommended imposition of the fines. She described the violations for the property manager.

Adrian Sargeant, property manager, said they had been maintaining the lawn and had replaced most of the screens.

Judge Purdy imposed the \$20,400 fine, which would continue to accrue until the violations were corrected.

Case: CE19041832

1000 NW 49 ST
WIEBEN, MICHAEL

Service was via posting at the property on 6/11/19 and at City Hall on 7/5/19.

Hector Suarez, Code Compliance Officer, testified to the following violation(s):
9-305(b)

THERE ARE MISSING AND BARE AREAS OF GROUND COVER
INCLUDING BUT NOT LIMITED TO FRONT LAWN AND SWALE
AREA.

Complied:

24-27.(b)
9-306
BCZ 39-275(6)(b)

Officer Suarez presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$50 per day.

Case: CE19052281

1000 NW 49 ST
WIEBEN, MICHAEL

Service was via posting at the property on 6/11/19 and at City Hall on 7/5/19.

Hector Suarez, Code Compliance Officer, testified to the following violation(s):
9-279(f)

THIS IS AN RS-5 COUNTY ZONED OCCUPIED SINGLE
FAMILY PROPERTY WITHOUT CITY WATER CONNECTION.

Officer Suarez presented the case file into evidence and recommended ordering compliance within 7 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 7 days or a fine of \$100 per day.

Case: CE19031002

1420 E SUNRISE BLVD
AMY SMITH HART TR ET AL. %RUDOLF & HOFFMAN PA

Service was via posting at the property on 6/20/19 and at City Hall on 7/5/19.

Roberta Jones, Code Compliance Officer, testified to the following violation(s):
47-20.20.H.

THE PARKING FACILITY AT THIS COMMERCIAL PROPERTY NEEDS
RESURFACING AND RESTRIPIING ACCORDING TO PERMITTED PLANS.
THERE ARE MULTIPLE POTHOLES IN THE PARKING LOT.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT.

47-19.4.D.8.

THE DUMPSTER ENCLOSURE IS NOT BEING MAINTAINED AND IS BEING USED AS A STORAGE AREA.

9-280(b)

THERE ARE WINDOWS WHICH ARE BROKEN AND NOT BEING MAINTAINED.

Withdrawn:

47-19.9

Complied:

18-4(c)

Officer Jones presented the case file into evidence and recommended ordering compliance with 47-19.4.D.8. and 9-280(b) within 14 days or a fine of \$100 per day, per violation and with the remaining violations within 63 days or a fine of \$100 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance with 47-19.4.D.8. and 9-280(b) within 14 days or a fine of \$100 per day, per violation and with the remaining violations within 63 days or a fine of \$100 per day, per violation.

Case: CE19051418

810 NW 2 AVE

BUSLAM DEVELOPMENT LLC

Service was via posting at the property on 6/10/19 and at City Hall on 7/5/19.

Roberta Jones, Code Compliance Officer, testified to the following violation(s):
18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA.

Officer Jones presented the case file into evidence and recommended ordering compliance within 7 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 7 days or a fine of \$50 per day.

Case: CE19040934

3330 AUBURN BLVD
TAH 2018-1 BOROWER LLC

Service was via posting at the property on 6/24/19 and at City Hall on 7/5/19.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):
18-4(c)

THERE IS A DERELICT VEHICLE ON THE PROPERTY.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

Case: CE19040930

3330 AUBURN BLVD
TAH 2018-1 BOROWER LLC

Service was via posting at the property on 6/24/19 and at City Hall on 7/5/19.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):
9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.
THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING,
AND PEELING PAINT.

Complied:

24-27.(b)
47-39.A.1.b.(6)(b)
9-305(b)
9-304(b)

Officer Koloian presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day.

Case: CE19041004

Stipulated agreement

3320 AUBURN BLVD

JULIEN, CLAUDIN BENOIT, AGALAIDE

Violations:

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE AREA.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS. THE GRAVEL DRIVEWAY IS NOT WELL GRADED AND DUST FREE. THIS IS A RECURRING VIOLATION, PREVIOUS CASE IS CE17010732. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

The City had a stipulated agreement with the owner to comply within 49 days or a fine of \$25 per day, per violation. The City was requesting a finding of fact and approval of the stipulated agreement.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance within 49 days or a fine of \$25 per day, per violation.

Case: CE19031758

208 SW 21 TER

JOHN DEC REV LIV TR

Service was via posting at the property on 6/25/19 and at City Hall on 7/5/19.

Mary Rich, Senior Code Compliance Officer, testified to the following violation(s):
47-20.20.H.

THE PARKING LOT IS NOT BEING MAINTAINED. THERE ARE POTHoles IN THE PARKING AREA.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Complied:

18-12(a)

Officer Rich presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

Case: CE19021762

468 E MELROSE CIR

JAI BOLO INC % SUAREZ VEGA

Service was via posting at the property on 6/29/19 and at City Hall on 7/5/19.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):
9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE IS PART OF THE CHAIN LINK FENCE THAT IS TOTALLY RUSTED AND BROKEN AND IS LYING ON THE GROUND.

9-308(b)

THERE IS TRASH, DEBRIS AND MILDEW STAINS ON THE ROOF OF THIS PROPERTY.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT.

47-39.A.1.b.(6)(b)

THERE IS OPEN AIR STORAGE CONSISTING OF FURNITURE, SHUTTERS, TIRES, BOXES AND OTHER MISCELLANEOUS ITEMS WHICH IS AN UNPERMITTED LAND USE.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day, per violation.

Case: CE19031525

1604 SW 9 ST

NGUYEN, CINDY

Service was via posting at the property on 6/27/19 and at City Hall on 7/5/19.

Gail Williams, Code Compliance Officer, testified to the following violation(s):
9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED
IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF
DEAD AND MISSING GROUND COVER.

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

Officer Williams presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

Case: CE19042432

1522 NW 11 ST

ROBERTS, KELSEY

Service was via posting at the property on 6/19/19 and at City Hall on 7/5/19.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):
9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED
IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF
DEAD AND MISSING GROUND COVER.

18-4(c)

THERE ARE MULTIPLE DERELICT VEHICLES BEING STORED ON THE
PROPERTY.

47-34.1.A.1.

THERE ARE ITEMS BEING STORED OUTSIDE ON THE PROPERTY,
INCLUDING BUT NOT LIMITED TO: TILES, PLYWOOD AND OTHER
ITEMS.

47-34.4 B.1.

THERE IS A LARGE COMMERCIAL VEHICLE BEING STORED ON THE
PROPERTY OVERNIGHT. NO PERSON SHALL PARK, STORE OR
KNOWINGLY PERMIT ANOTHER PERSON TO PARK OR STORE ANY OF
THE VEHICLES DESCRIBED IN SUBSECTION B.3 UPON ANY
RESIDENTIALLY ZONED PROPERTY AT ANY TIME BETWEEN THE
HOURS OF 9:00 P.M. AND 6:00 A.M.

Withdrawn:

47-21.11.A.

Officer Holloway presented the case file into evidence and recommended ordering compliance with 9-305(b) within 28 days or a fine of \$25 per day and with the remaining violations within 10 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance with 9-305(b) within 28 days or a fine of \$25 per day and with the remaining violations within 10 days or a fine of \$25 per day, per violation.

Case: CE19040737

1511 NW 11 CT

MCCRAY, PATRICIA A

Service was via posting at the property on 6/19/19 and at City Hall on 7/5/19.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):
9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS OF THE FENCE WHERE THE POSTS HAVE BEEN DISLODGED.

Complied:

47-34.1.A.1.

47-34.4 B.1.

18-12(a)

Officer Holloway presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day, per violation.

Case: CE19051374

Stipulated agreement

5821 NE 21 AV

BISHOP, WILLIAM P & SANDRA F

Violations:

47-34.4 B.1.

THERE IS A COMMERCIAL VEHICLE PARKED/BEING STORED OVERNIGHT AT THIS RS-8 RESIDENTIAL ZONING DISTRICT.

9-304(b)

THERE IS A BLACK CHEVY TRUCK/SUV PARKED ON THE GRASS/LAWN AREA.

The City had a stipulated agreement with the owner to comply with 47-34.4 B.1. within 35 days or a fine of \$50 per day and with 9-304(b) within 10 days or a fine of \$50 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance with 47-34.4 B.1. within 35 days or a fine of \$50 per day and with 9-304(b) within 10 days or a fine of \$50 per day.

Case: CE19052241

Stipulated agreement

5706 NE 15 AV

MCDONOUGH, STEVE M H/E

TEMPLETON, RICHARD L & LEE

Violation:

47-34.4 B.1.

THERE ARE COMMERCIAL VEHICLES AND TRAILERS BEING OPENLY
PARKED/STORED OVERNIGHT ON THIS RS-8 SINGLE FAMILY
RESIDENTIAL ZONED PROPERTY.

Complied:

18-12(a)

The City had a stipulated agreement with the owner to comply within 42 days or a fine of \$50 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE19041769

1606 NW 13 CT

RIVERA, HILDA

Service was via posting at the property on 6/25/19 and at City Hall on 7/5/19.

Steven Bisch, Code Compliance Officer, testified to the following violation(s):
18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS
ALONG FENCE LINE OF THE PROPERTY AS WELL AS TRASH,
RUBBISH, LITTER AND DEBRIS ON THE EXTERIOR GROUNDS OF THIS
PROPERTY AND SWALE AREA. THIS PROPERTY HAS BEEN CITED
PREVIOUSLY UNDER CASE CE16070189 AND CE15031103 AND HAS
RECURRED. THIS CASE WILL BE PRESENTED TO SPECIAL MAGISTRATE
WHETHER OR NOT IT IS FOUND IN COMPLIANCE PRIOR TO HEARING.

Officer Bisch presented the case file into evidence. He reported the violation was now in compliance and requested a finding of fact that the violation had existed as cited.

Judge Purdy found in favor of the City that the violation had existed as cited.

Judge Purdy took a brief recess.

The hearing was ended before all cases could be heard due to a water main break earlier in the day.

Complied, Closed, Withdrawn and Rescheduled Cases

Judge Purdy accepted pages 90 through 93 of complied, closed, withdrawn and rescheduled cases as an exhibit.

Cases Complied

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE19032235 CE19031039

Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases with No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Respondent Non-Appearence

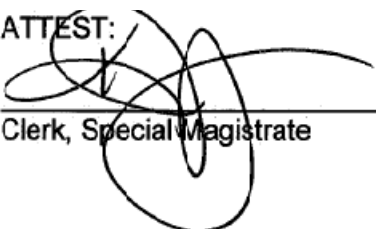
Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

There being no further business, the hearing was adjourned at 1:27 P.M.



SPECIAL MAGISTRATE

ATTEST:


Clerk, Special Magistrate